

From: drainage <drainage@midsussex.gov.uk>
Sent: 08 June 2026 10:08:35 UTC+01:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.06.08 Re: DM/26/1220 - Land At Caldyne Park Wallage Lane Rowfant
Crawley West Sussex RH10 4NQ

Dear Caroline,

Thank you for consulting the Flood Risk and Drainage team on the above application.

We understand the proposed application is for the construction of a new dwelling.

Following an initial review, the information submitted does not meet the minimum requirements necessary for the Flood Risk and Drainage Team to undertake a full technical assessment of the proposal.

Given the scale and nature of the proposed development. The submitted information should demonstrate, in principle, that:

- Surface water runoff can be managed safely on site without increasing flood risk on or off site; and
- Foul water drainage can be adequately achieved and accommodated.

Surface water

The BGS infiltration potential map shows the site to be in an area with high infiltration potential. Therefore, the use of infiltration drainage such as permeable paving or soakaways is likely to be possible on site.

It is proposed that the development will manage surface water runoff via a rainwater harvesting tank with a discharge to soakaway. However, no evidence has been provided to demonstrate that infiltration drainage is feasible at the site.

In accordance with the MSDC Flood Risk and Drainage Information Checklist – Application Stage <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/>, the following information is required:

- Drainage calculations demonstrating that the surface water drainage system has been designed to accommodate the 1 in 100-year rainfall event plus an appropriate allowance for climate change, together with a 10% urban creep allowance and a runoff coefficient (Cv) of 1.0 applied to all impermeable areas.
- Evidence that infiltration is feasible on site (BRE365 compliant testing & Groundwater levels), **or**
- Evidence of an alternative surface water drainage strategy in accordance with the drainage hierarchy.

- Measured plan to demonstrate the proposed soakaways have sufficient offsets from the site boundary, building, highway and “No Dig Zones”
- Management and Maintenance plan

Without this information, it has not been demonstrated that surface water can be managed safely on site without increasing flood risk.

Foul Water Drainage

The Planning Statement indicates that foul water from the proposed development will discharge via a package treatment plant to a drainage field.

At this stage, the applicant needs to demonstrate that foul drainage can be achieved in principle.

Further information should be provided to confirm:

- Either confirm compliance with the Environment Agency’s General Binding Rules or that a permit will be obtained
- A plan that demonstrates the minimum offset distances from buildings, boundaries, and water features can be achieved
- That the proposed system is suitable for the site conditions (e.g. a suitable infiltration rate or that the watercourse is suitable to connect into)

At this stage of planning, the Flood Risk and Drainage Team must be satisfied that there is a viable means of surface water and foul water drainage in principle. This has not been demonstrated.

The applicant is advised to refer to the **MSDC Flood Risk and Drainage Information Checklist (Application Stage)** and the **Strategic Flood Risk Assessment (SFRA)** (updated November 2025): <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/> to ensure each relevant item that has not already been provided is submitted. The checklist is intended to assist applicants in understanding the minimum information requirements at the application stage.

Once the required information has been submitted via re consultation process, the Flood Risk and Drainage Team will be able to provide further comments.

Receipt of the requested information does not guarantee that the proposal will be supported, nor does it preclude the need for further information or the recommendation of planning conditions.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
drainage@midsussex.gov.uk